



GUIDE TO BUILDING AND RENOVATING

INSIDER TIPS TO AVOID COSTLY MISTAKES



By Aaron Lambly



Firstly, thanks for downloading our E-book. I have put this guide together to try and help those people wanting to build or renovate their home and are looking for inspiration, a helping hand or answers to some burning questions. Hopefully you can take a few pointers to set you in the right direction.



Aaron Lambly is the owner/operator of Lambly Builders, a company specialising in high quality residential construction , based in Whangarei

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Before you start

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Plan well and think about what you are wanting to achieve. What will work for your living style or prospective buyers? Decide what are your non-negotiables OR "would -likes" are and prioritise these.

Understand the building process so you can plan ahead and know what needs to happen next. Understand time frames and how long processes take to complete. Getting your design finalised ready to submit will often take 3-4 months. Council take at least 20 working days for approval and if it is a new build home, another 6 months or more for the build to be finished.

TIP

Some basic building work such as changing an interior door or *kitchen* cupboards does not require building consent approval. But many other types of work that are more complicated do require consent. If the plans for renovating or altering your home include building or plumbing work, then a call to Council is the first step.

Work that does NOT require consent is set out by the Building Act 2004 (Schedule 1).



Lambly Builders can help you by identifying an accurate cost for the work you require and point you in the right direction for getting formal plans drawn up.

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Only do what you can afford

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Budget well and be practical by allowing for changes and increased costs, which can be very common. Be clear about your budget with your design professional. A good rule of thumb is to factor in roughly 10-15 per cent on top of the estimated build cost as a contingency.

When building or renovating your home, there will be an increase in your home's value for every dollar you spend, but the increase will differ depending on what you are doing. Some renovations have a higher increase, such as adding another room to your home or expanding and altering a living area. When you turn a three bedroom home into a four-bedroom home, you will likely get a capital gain for the money you spend.

A premium kitchen or bathroom renovation, or an alteration that gives better indoor/outdoor flow will add considerable value to your home, but they cost more too. This is where you must consider what you plan to do, at what cost and how much it might add to the value of your home.

TIP

Remember: If building a new home, you will also need a driveway, decks, patio or other landscaping needs.



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Architects and Designers

There are a lot of things to consider when choosing your designer or architect. First and foremost, does the work of the architect or the designer you are considering resonate with you? Discuss your dream with them to get a feel for whether or not they are on the same page as you. Are they easy for you to talk to? More importantly, do they listen to you and can you understand what they are trying to tell you?

Once that has been established there are still several things to consider:

Can the references given by the architect or designer be easily checked?

What services are provided by each party within the contract? There may also be geotech and structural engineers in the mix to achieve your working drawings. Discuss their fee schedule, what it covers, and how it is to be paid. Does it include organising council consents?

TIP

I would recommend getting your builder involved as early as possible. This can save time and money making sure your scope of work is within budget.

Make sure your architect is a good communicator that can share their ideas, and also clearly describe the stages involved in the build process.

Do you want weekly updates, phone or email communication as a record of what is happening and what changes are being made? Will there be regular meetings, if so do you want them weekly or fortnightly during the build?

Lambly Builders can assist you in finding a competent draftsmen or architect who will draw plans that take into account both your ideas and your budget. We also have 10 stunning architecturally designed plans available and ready to choose from. These can help speed the whole process up.



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Choosing your builder

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You have many builders to choose from but not all are created equal. Choosing the right builder is absolutely critical to having a smooth building process and a quality home delivered. You must choose someone you feel you can trust, are comfortable being around and sharing your ideas with. You are going to be dealing with this person a lot over the time of construction. If you are having a renovation built, you may be living onsite. It will go a lot smoother if the building team are friendly and show respect to you, your home and living space.

It always helps if your builder comes from a trusted recommendation, Have any friends or family used a builder that they would recommend? Do you know anyone at council with a connection to the building department? Building inspectors see a lot of jobs! Has your architect worked with anyone they would recommend? Consider contacting the Certified Builders Association for a list of local builders.

Before contracting a builder, check if they have any other references or jobs they have completed or that they are currently working on which you are able to look at.

TIP

A current site visit is a quick way to see not only the workmanship on site, but also how the site looks and feels. Is it clean and tidy? Are they a friendly team? Do they consider health and safety?

From 1st March 2012, all builders completing or supervising restricted work must be licensed under the licensed building practitioner scheme. (LBP)

Important: Is your builder backed by a trade organisation that can offer you peace of mind with comprehensive insurance and guarantees against faulty workmanship, structural defects and other policy's which will cover you should the unforeseen happen?

I'm Aaron Lambly, the owner of Lambly Builders. I'm not only a Licensed Building Practitioner but also a certified builder. Lambly Builders tick all the boxes when it comes to choosing a builder. We have considerable experience in new home building and extensive renovations. I have seen all the problems and know how to deal with them. I pride myself on my communication skills and ensure that you are always fully informed and that we're working to budget..

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Who will be the project manager

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Decide who will be the project manager. Whether it's the homeowner, builder, architect or someone dedicated to the role. The size of your project will probably determine how much work is involved. The right person will keep the project running smoothly for everyone, not only the builders but all other contractors on site. They will coordinate subcontractors, maintain quality control, problem solve, keep up with council requirements and stick to the budget.



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Apply for building consent

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Making a good building consent application means including accurate, relevant supporting documentation, drawings and specifications. It will make the application process smoother and help your build, as the consented documents become the plan everyone will follow. Council consent will take at least 20 working days but I would allow double.

Typical hold up's will be an RFI (Request for Further Information), which "stops the clock" until you return the updated or corrected information.



Each time you may have to wait for all the different parties to add their input. This is the part that can throw timelines out the window. Depending on how you value your own time, I recommend having your architect/designer lodge for consent on your behalf.

TIP

What is a building consent?

A building consent is approval granted by your local council under the Building Act to allow a person to carry out building work.

You have 12 months from the day the consent is granted to begin work. You can apply for an extension of time for a maximum of 12 additional months. There will then be inspections throughout the building process.

7 Communication

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So you have decided to renovate or build your dream home. You've got a design (or ideas, at least), an architect, you've contracted a builder and work is about to start. Now everything has even more importance placed on it as your money is being spent.

Your vision, communicated clearly to your architect and builder will result in your dream home becoming a reality.

What is critical to the project now is communication between you and the architect, and you and the builder. You are all integral to making the project a success. That's why Step 4 (above) is so important. You need a builder you can trust to listen to your concerns and who you feel comfortable talking to. If you have a clear vision, it's great. But if you struggle with how things are going to look once completed or some aspects are not clear to you, this is where a builder with good communication skills will clear up your questions and take the time to guide you through the process.



What Are The Next Steps?



If you want more information, or would like to talk to a certified builder to get all your questions answered, call Aaron on **021 280 1982** or email him on **Aaron@LamblyBuilders.co.nz**



Check out what others are saying about working together with Lambly Builders by [clicking here](#)



If you are ready to make your dream home a reality, [click here](#) to book a no obligation 1hr session with Aaron Lambly

www.LamblyBuilders.co.nz